

REAL ESTATE NEWS

NOTES AND GOSSIP

Trading Shows Symptoms of Summer Lethargy; Leasing a Bit More Active.

In certain respects yesterday's trading showed a slight improvement over the slow budget of deals reported on Monday, but the recovery was not marked enough to justify the assumption that the market has begun to shake off its recently contracted summer lethargy.

Boys' School Buys New Home. The Hamilton Institute for Boys, N. Y. City, principal, established on the West Side for twenty-eight years, purchased for its own occupancy a four-story and basement building at 339 West Eighty-sixth st., 20x100.5, from Mrs. D. E. Frasier, who has owned the property since 1915.

Multi-Family House Sales. The six-story, new law apartment house, 36x82, at 511 and 513 West 169th st., near Amsterdam av., has been sold by Isaac Lowenfeld and William Prager to George Blumenthal. It accommodates twenty-four families, who pay an annual rental of \$13,000. L. G. Greenberger was the broker.

The Meriau Realty Corporation sold the six-story elevator apartment house at West Seventy-third st., on a plot 60x102.2, adjoining the southeast corner of Columbus avenue.

Shack and Palladino have sold for Herman Schwartz to Raymond Zifo 157 East 118th st., a five-story flat, 25x100.

C. B. Griffen Holds Lot Auction. Chauncey B. Griffen, of the Chauncey B. Griffen Company sold at auction last Saturday 133 building sites in the Highland section of White Plains. The plots each measuring 100x100, are situated in Grand View, Davis, Lexington and Smith avs. The knock down prices averaged about \$1,000 a lot. There were 150 bidders present.

Other Dwelling Sales. James H. Crukshank bought from Ella L. Pulsifer 122 West Seventy-ninth st., a four-story dwelling, 18x102, through A. V. Amy & Co. Harris Vought & Co. sold for the estate of Grace Wolf and others, the three-story and basement dwelling, 18.5x 88.2, at 134 East Seventy-fourth st. The buyer will occupy.

John W. Bretell sold for the estate of Louise Melser to the Margaret Horton Memorial 222 East 123d st., a three-story frame dwelling, 20x100, which the purchaser will occupy.

John Neberg sold for Sallie Wachsmann Jacob Frier a three-story brick dwelling, 18x100, at 517 West 173d st. The buyer will occupy.

MISCELLANEOUS LEASES. L. J. Phillips & Co. leased for the C. & L. Lynch Company (A. Chinitz & S. Leitch) the two buildings, 20x100.5, at 47 and 49 West Sixty-third st., east of Broadway. The lease is the Vestal Storage Battery Company, which has begun extensive alterations from plans by W. Albert Swartz. The lease is for twenty-one years and the consideration, including taxes and cost of alterations, is about \$350,000. It does not include the corner, which the lunch company will use as a cafeteria, sub-letting the remainder of the store.

Wm. A. White & Sons leased for August Kilpstein to Snow's Fountains Holding Corporation the building at 120 Pearl st., running through to 84 Water st., for ten years at a net rental of approximately \$100,000.

Charles F. Noyes Company leased for Norman Lilly & Co. space in their eight-story building, 24 and 26 Beaver st., in the Colorado Vannadium Corporation owned by Thomas Niven and Edward Haynes, Inc. The rentals aggregate about \$100,000. The Noyes Company has also leased the second floor at 65 Fulton st. to Elson & Brewer, Inc.

The new Textile Building, Fifth, Sixth and Thirtieth to Thirty-first st., for George Backer, builder and owner, one-half of the eleventh floor to Fuller, Clark & Co. The Haggstrom-Callen Company leased the store at 171 Amsterdam av. for James Linden to the Sheffield Farms Company for three years.

Douglas Gibbons & Co. rented for O. G. Conzett, agent, an apartment at 12 East Fifty-fourth st. to J. Roberts Coffin. Cross & Brown Company leased space on Fifth av. to Greenleaf Company. The new building, 120 West Forty-second st., to General Motors Export Company.

Edwin Schrag leased for Lax & Abovitz, the store in the building at 124 West Twenty-first st. to Mitchell & Co. for Nathan Becker, the top floor in the building at 342 Sixth av. to Becker & Drucker, and for Shapiro & Schneider, the top floor in the building at 222 West Twenty-third st. to Bonlatas.

The Cross & Brown Company leased for the S. & A. J. Cooper Realty Corporation to the Lerner Stores Corporation space on the Broadway front of the new building, 1509 Broadway, at Franklin st. This is a part of the old Rector Restaurant, or Cafe de Paris, lease is for a term of years at an aggregate rental of about \$200,000.

Leroy Coventry rented for J. S. Cameron for five years and two months 28 West Ninetieth st. The Brett & Goode Company leased space in 13-15 West Forty-fifth st. to Harry Hayden and the L. & S. Feather Company and space in 17-19 West Forty-fifth st. to the Sprella Company of Niagara Falls.

ENLARGE BUILDING. The Hamilton military importer, at 358 Fifth Avenue Building, at the corner of Fifth av. and Thirty-fourth st., for ten years, at a gross rental of \$35,000. The Hamilton military importer, at 358 Fifth Avenue Building, at the corner of Fifth av. and Thirty-fourth st., for ten years, at a gross rental of \$35,000.

PELHAM COUNTRY CLUB TAKEN OVER

Company Plans to Use Grounds for Golf Course.

The Pelham Leasing Company of Pelham acquired yesterday the land and buildings of the Pelham Country Club for a consideration of \$5 on condition that the company take over a mortgage of \$47,500 against the property. Permission for the transfer was granted by Justice Seeger in the Supreme Court at White Plains.

The Country Club was organized in 1898, and according to a statement submitted with the petition the members have been in financial difficulty in attempting to meet club expenses. The leasing company proposes to devote the land acquired to a golf course.

West End Avenue Garages Sold. John M. Thompson and Joseph S. Furong sold for the White Company of Cleveland, Ohio, 205 to 213 West End avenue, between Sixty-ninth and Seventieth streets. The property consists of three garages occupying a plot 100x 100, one of them being six stories in height, with fifty feet frontage, the others being three stories in height with twenty-five feet frontage each. At the expiration of the present lease the new owner will make extensive alterations and the property will be leased for garage or business purposes.

Harvard Shares in Sale. Sixteen Properties in Bronx Will Be Disposed Of. Harvard University as beneficiary under the will of Lawrence E. Sexton, a New York lawyer, will participate in the profits of a sale of real estate in Allerton avenue, Gun Hill road, Burke avenue and Eastchester road, The Bronx. The property comprises 1,492 lots. The sale is on behalf of the Sexton estate and the estate of other original owners. The late Alfred G. Vanderbilt and Charles T. Cook were members of the Eastchester company, which is interested in the sale. Harvard will be represented at the

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REAL ESTATE AT AUCTION.

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